

## Pre-Purchase Visual Timber Pest Report

### 1 Sample Street, Sampleton

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<b>Inspection Date/Time:</b>	10/7/17
<b>Report Number:</b>	54321
<b>Purchaser:</b>	Mr Sample
<b>Inspector:</b>	A Reporter
<b>Contact:</b>	0444 444 444
<b>Client Ref:</b>	N/A
<b>Special Requirements:</b>	Please check for termite activity in the garage

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### About This Diamond Report

This Diamond Property Inspection Report includes the following features:

- A full inspection of the property by qualified and fully insured professionals;
- Inspections are carried out in accordance with relevant Australian Standards;
- The unique Diamond Executive Summary to assist with relevant and simplified reading;
- Access to the inspector to clarify and/or to explain any aspect of the report.

#### Other Popular Diamond Reports

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| • <i>Pest Report</i>      | • <i>Valuation Report</i> | • <i>Strata</i>                  |
| • <i>Cost Estimates</i>   | • <i>Engineers Report</i> | • <i>Company/Community Title</i> |
| • <i>Pool Report</i>      | • <i>Plumbing Report</i>  | • <i>Completion Report</i>       |
| • <i>Tax Depreciation</i> | • <i>ID Survey</i>        | • <i>Boundary Peg-out</i>        |

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## Property Description



### 1 Sample Street, Sampleton

<b>Building Style:</b>	Single storey dwelling.
<b>External Walls:</b>	Brick veneer.
<b>Roof Construction:</b>	The roof is of pitched construction.
<b>Internal Walls:</b>	Plasterboard:
<b>Windows:</b>	Aluminium:
<b>Footings:</b>	The building is constructed on strip footings and piers.
<b>Estimated Age:</b>	Between 40 and 50 years old



## Diamond Executive Summary

This Diamond Report is the result of a visual assessment to identify any evidence of and/or damage caused by past or present Timber Pest activity at the time of inspection.

As these reports can be challenging to read and comprehend, Diamond Property Inspections has provided for your assistance an Executive Summary to provide a concise view of the key issues identified in the report.

### Access Recommended

<b>Areas recommended for further Inspection.</b>	YES - To determine the full extent of Timber Pest Activity and/or Damage, it is recommended access be arranged for inspection of the following areas; Subfloor;
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### Evidence of Timber Pest Activity

<b>Active Termites</b>	NO - At the time of inspection there was no VISIBLE EVIDENCE of termite activity (live termites) found in the accessible areas.
<b>Termite Treatment</b>	NO - At the time of inspection there was no VISIBLE EVIDENCE of a termite management plan or treatment
<b>Subterranean termite workings or damage</b>	NO - At the time of inspection there was no VISIBLE EVIDENCE of subterranean termite workings or damage found
<b>Borers of seasoned timbers</b>	NO - At the time of inspection there was no VISIBLE EVIDENCE of Borers or Borer damage found
<b>Wood decay (rot) fungi damage</b>	YES - Evidence of damage resulting from wood decay fungi (wood rot) was found in the following areas; Subfloor;

### Minor to Moderate Damage

*Definition: Surface or other damage unlikely to require immediate replacement or repair.*

### Severe Damage

*Definition: Significant damage that may impair timber integrity and serviceability.*

### Safety Hazards

<b>Timber Pest Damage</b>	No Timber Pest damage related safely hazard was seen by the inspector
<b>Fungal Decay</b>	No Fungal damage related safely hazard was seen by the inspector
<b>Other</b>	No other safely hazard was noticed by the inspector

### Inspector's Opinion

Concealed termite entry and damage is possible to the property

Refer to recommendations.



**Important Note:** You must read the report in its entirety and take time to understand the detail contained and NOT rely solely on this Summary. Any time estimates are provided only as a guide by the inspector and should not be relied upon.

If there should be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that of the Summary. In any event, should any aspect of this report not be fully understood, please contact the Inspector BEFORE acting on this Report.



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# Visual Timber Pest Inspection Report

## Client & Site Information

### Property Address

1 Sample Street, Sampleton

### Purpose of this Report

Visual Pre Purchase Pest Inspection in accordance with AS4349.3.

### Purchaser

Mr Sample

### Client Order/Agreement Date

6/7/17.

### Date of Inspection

10/7/17.

### Weather Conditions

Dry.

### Special Requirements/Conditions

There are no Special Requirements / Conditions requested by the client / client's representative regarding this inspection and report.

### Diamond Reference No.

54321

### Client Reference

N/A.

### Inspector's Name

A Reporter

### Inspector's Mobile No.

0444 444 444

### Inspection Agreement

*This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.*

### Important Note

*This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of the initial inspection. A re-inspection after this time is essential.*

### Contact the Inspector

*Please feel to contact the inspector if you have any questions on anything contained in this report or relating to the inspection.*

*Whilst the inspector has written your report as clearly as possible, it is sometimes difficult to fully explain situations, problems, access difficulties, pest issues or their importance in a manner that is readily understandable by the reader.*

*It is strongly recommended that you understand the entire report before acting on it and proceeding or otherwise with your purchase.*



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## Property Description

### Building Type

Single storey dwelling.

### External Wall Construction

Brick veneer.

### Roof Construction

The roof is of pitched construction.

### Roof Covering

Concrete tiles:

### Internal Wall Covering

Plasterboard:

### Ceilings Covering

Plasterboard:

### Windows Construction

Aluminium:

### Footings

The building is constructed on strip footings and piers.

### Estimate Building Age

Between 40 and 50 years old.

### Age Considerations

*This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.*

### Extension

The building appears to have had an extension / addition. This may include pergolas, awnings, decks, additional living areas etc.

**Note:** *Where an extension/addition is noted, the purchaser should contact the local council to ensure that the extension/addition has been approved and inspected as required.*

*It is not always possible, under the scope of this inspection to determine with certainty if an extension/addition has been made. If in doubt, the purchaser should make further enquiries or commission a Building Report.*





## Timber Inspection Overview

Where recommendations are made for further access to be gained or further inspections to be carried out, whether those recommendations are made in this section or the main body of the report, such access and any further inspection required subsequent to access being gained, or any further inspection recommendations, must be carried out prior to committing to the property in question.

The report is subject to Terms and Limitations. You **MUST** read the "**IMPORTANT INFORMATION**" at the end of this report. For complete and accurate information, you must read the entire report.

### Access

#### Were there any areas where inspection was not possible?

**YES** - Access was limited to the following areas; (please read the entire report and refer to 1.5 of Important Information) **Subfloor**;

#### Are there any area(s) to where further access is recommended?

**YES** - To determine the full extent of Timber Pest Activity and/or Damage, it is recommended access be arranged for inspection of the following areas; **Subfloor**;

**Note:** Where evidence of timber pest activity and/or damage was found in or near the property, it is **HIGHLY** recommended that access be arranged for inspection to inaccessible areas.

### Furnished Properties

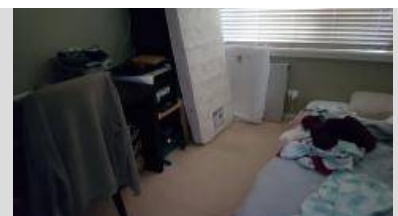
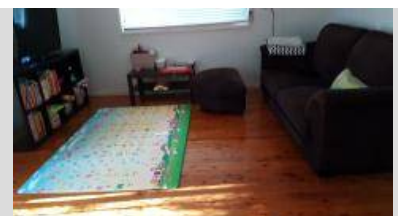
#### Was the property furnished at the time of inspection?

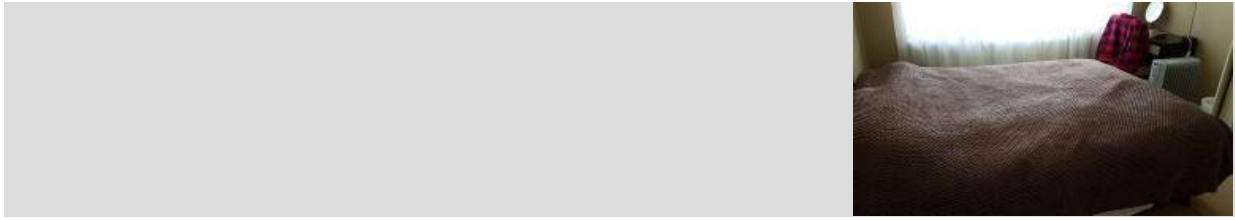
**YES**

See Important Note Below.

**YES - PARTLY**

See Important Note Below.





**Note:** Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

## Timber Pest Activity or Damage

### Were Active termites found?

**NO** - At the time of inspection there was no VISIBLE EVIDENCE of termite activity (live termites) found in the accessible areas.

### Was visible evidence of a termite management plan or treatment found?

**NO** - At the time of inspection there was no VISIBLE EVIDENCE of a termite management plan or treatment.

### Was visible evidence of subterranean termite workings or damage found?

**NO** - At the time of inspection there was no VISIBLE EVIDENCE of subterranean termite workings or damage found.

### Was visible evidence of borers of seasoned timbers found?

**NO** - At the time of inspection there was no VISIBLE EVIDENCE of Borers or Borer damage found.

## Fungal Decay

### Was evidence of damage caused by wood decay (rot) fungi found?

**YES** - Evidence of damage resulting from wood decay fungi (wood rot) was found in the following areas;  
**Subfloor;**

## Safety Hazards

### Is there Timber Pest damage that represents a major safety hazard?

No Timber Pest damage related safely hazard was seen by the inspector.

### Is there Fungal Damage that represent a safety hazard?

No Fungal damage related safely hazard was seen by the inspector.

### Is there any other issue that may represent a safety hazard?

No other safely hazard was noticed by the inspector.

**Note:** Where a Major safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury and/or death.

## Degree of Risk

### The Overall Degree of Risk to Timber Pest Infestation

The overall degree of risk to this property appears to be **HIGH**.

The Overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors, include but not limited to following:

- location and proximity to bushland and trees,
- the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure,
- conducive conditions that raise the susceptibility of timber pest attack such as timbers in contact with soil,



- inaccessible areas, slab on ground construction etc,*
- *or other factors that in the inspector's opinion, raise the risk of future timber pest attack or increase the potential for current concealed termite activity that due to inspection restrictions and/or limitations, could not have been visually detected on the day of inspection.*

*It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted, any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner and any treatment recommendations or further inspection recommendations be carried out. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.*

## Other Inspections Recommended

### Other Reports

**Building;**

## Frequency of Future Inspections

### Future Inspection Frequency

Due to the degree of risk of subterranean termite infestation and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at a frequency not greater than every 12 Months.

*Australian Standards 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest 'pressure' is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestations; however, the damage which may be caused will be reduced when the infestation is found at an early stage.*



## Roof

*IMPORTANT: Inspection within any accessible roof cavity will normally be limited by a number of factors including the method of construction, low pitched or inaccessible sections, insulating materials, ducting and in some instances, stored items. Please Refer to Section P5. Reasonable Access in the Important Information at the end of this Report.*

### Restrictions to Access

#### Access Restrictions

The roof is of trussed style construction and due to the nature of this construction, inspection within the roof cavity was limited in some areas.

Due to the significant access restrictions, another entry point would need to be installed to allow access, should a more comprehensive inspection be required.

#### Areas above the following locations are affected.

Rear section of the structure: Various Internal Areas.



### Restrictions to Inspection

#### Inspection Restrictions

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection from a distance to be carried out.

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual timber pest inspection report.

Sarking paper covered tile battens restricting inspection.

Access and a further inspection would need to be arranged for a more comprehensive assessment of the area.

### Evidence of Active Timber Pests

#### Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

## Interior of Property

### Restrictions

#### Access Restrictions

Inspection within various cupboards was restricted by stored items. Access and a further inspection would need to be arranged for a more comprehensive assessment of the area.



#### Inspection Restrictions

Both floor coverings and furnishings were present and restricted inspection within this area.

### Evidence of Active Timber Pests

#### Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

### Conducive Conditions

#### Moisture Meter: Make and Model

Tramex Encounter.



## Subfloor

### Restrictions

#### Access / Inspection Restrictions

Crawl space below the area(s) listed below was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. Where inspection is limited, evidence of timber pest attack may be present but not identified within this report. See Section P4 for Important Information.

#### Areas below the following locations are affected.

Rear section of the structure:

### Evidence of Active Timber Pests

#### Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

### Fungal Decay Caused by Wood Decay Fungi

#### Details

Yes, evidence of Fungal Decay (*wood rot*) was noted to the following timbers/areas.

#### Areas below the following locations are affected.

Mid section of the structure:

#### Affected Subfloor Timbers

Bearers: Floor joist/s:

#### Severity

Visible timber damage appears **MODERATE** however, assessing damage of this type is outside the scope of this report. We strongly advise you to commissioning a report specifically designed to detail this type of damage. Refer to the Section [P6. - Timber Damage] of IMPORTANT INFORMATION at the end of this report.



### Conductive Conditions

#### Details

We recommend the removal of stored timbers from the underfloor as timbers in contact with soil are highly attractive to termite attack.



## Ventilation

*Ventilation, particularly to the sub floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property. However, assessing and detailing ventilation requirements is outside the scope of this report.*

*Where ventilation is stated to be limited, inadequate or we are unable to determine the status of the ventilation due to the lack of access, a builder or other expert should be consulted.*

### Subfloor Ventilation

#### Details

Subfloor ventilation appears to be limited. Where ventilation is limited, improvement in ventilation is required and a suitably qualified tradesperson should be consulted to determine costing and methods to improve ventilation. Limited ventilation can lead to conditions that are conducive to timber pest attack. We note that some vents appear to be partly concealed or covered. Vents should always remain uncovered otherwise ventilation may be compromised. Partly covered vents can also facilitate concealed termite entry.



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## External

### Restrictions

#### Access / Inspections Restrictions

There is no access below the rear deck due to the method of construction and accordingly, no report on this area is submitted. See Section 1.5 - Reasonable Access.

### Conducive Conditions

#### Description

Decking timbers are in contact with soil. These should be modified to reduce the risk of concealed termite entry.





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## Fences

### Fences Not Inspected

#### Details

All the fences are of non timber construction.

**Note:** Only fences within 30m of the building but within the property boundaries were inspected.



## Garaging

### Restrictions

#### Access / Inspection Restrictions

Stored items restricted inspection to the interior of the garage.



### Evidence of Active Timber Pests

#### Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

### Conducive Conditions

#### Details

External cladding is in contact with soil. This can allow concealed termite entry and we recommend modifications be made so that soil is not in contact with cladding.



## Evidence of Treatment

*IMPORTANT: It is not always easy to determine if a property has been treated for subterranean termites particularly if such a treatment was carried out during construction or the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. This visual evidence of previous treatment is in no way conclusive. Where no visible evidence of treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, and the treatment was not carried out by this firm, we can give no assurances with regard to the work performed or other work carried out as a result of timber pest attack. Further enquiries should be made and any documentation obtained to verify work carried out. Where no evidence of a pre construction treatment is noted (or any subsequent treatment), any prospective purchaser should make their own enquiries to determine what protective measures were taken during the construction of the property to protect against termite attack.*

### Evidence of termite treatment to the property

#### Details

There was no visible evidence of previous termite treatment.



## Treatment Recommendations

*Where evidence of termite activity was found during the course of this inspection or other factors present indicate that the property is at a high risk of attack by subterranean termites, the property should be treated in compliance with the Australian Standard 3660.*

*Please note: Any treatment specification and price (if applicable) is to be used as a guide only and this is not a firm quote. We reserve the right to vary the treatment specifications and price upon review.*

### Chemical Treatment Recommendations

#### Treatment Required

We have determined that a termite treatment in accord with AS 3660 is necessary. Appropriately qualified pest management firms should be contacted to give treatment options.

### Non Chemical Treatment Recommendations

#### Termite Baiting System

We recommend the installation of a termite baiting and monitoring system at this property.

Termite baiting technology uses insect growth regulators to control and eradicate termite activity and termite colonies.



## Important Information - Pest Inspection

### **TERMS AND LIMITATIONS:**

*The following information is very important and forms an integral part of this report.*

*Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the Scope and Limitations of the inspection form an integral part of the report.*

#### **P1. This is a Visual Inspection Only**

*This Report is produced in accordance with the requirements of AS 4349.3 - Inspection of buildings Part 3: Timber Pest Inspections.*

*This visual inspection was limited to those areas and sections of the property to which reasonable access (See Section 2.0 of the Definitions section which defines Reasonable Access) was both available and permitted on the date and at the time of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests or damage which may only be revealed when the items are moved or removed. Inspection of fence lines and posts is restricted to those timbers above ground level and facing the property inspected. The inspection does not extend nor should comments be inferred in respect to timbers, palings, fence posts below ground level, or where timbers are obstructed by plant life or overgrowth or other materials which restrict or prevent physical bodily access. No inspection is inferred to areas of trees or external areas over 3.6 metres above the natural ground level. An Invasive Inspection will not be performed unless a separate contract is entered into. In the case of Strata type properties only the interior of the subject dwelling is inspected.*

#### **P2. Scope of Report**

*This report is confined to the reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date and at the time of inspection by visual inspection of those areas and sections of the property accessible to the Inspector. The inspection did not cover any other pests and this Report does not comment on them. Dry wood termites ("Family: KALOTERMITIDAE") and European House Borer (*Hylotrupes bujulus* Linnaeus) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus* Linnaeus are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.*

#### **P3. A More Invasive and Physical Inspection is Available and Recommended**

*This inspection was a visual inspection only. As detailed above, there are many limitations to this visual inspection. With the written permission of the owner of the premises we will perform a more invasive physical inspection that involves moving or lifting of insulation, moving stored items, furniture or foliage during the inspection. We will physically touch, tap, test and where necessary force/gouge suspected accessible timbers. We will gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days notice. Inspection time for this report will be greater than for a visual inspection. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner and must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.*

#### **P4. Limitations**

*Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were not, or have not been, infested by*



*Timber Pests. Accordingly, this Report is not a guarantee that an infestation and /or damage does not exist in any inaccessible or partly inaccessible area(s) or section(s) of the property, nor is it a guarantee that a future infestation of Timber Pests will not occur or be found. Australian Standard for Termite Management Part 2: In and around existing buildings and structures (AS 3660.2-2000) recommends that properties should be inspected at least every twelve (12) months but more frequent inspections are strongly recommended and may be recommended in this report.*

**P5. Reasonable Access**

*You should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.*

*Only areas where reasonable access was available were inspected. The Australian Standard AS 3660 refers to AS 4349.3-1998 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:*

**ROOF VOID** - *the dimensions of the access hole must be at least 450mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;*

**SUBFLOOR** - *the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor;*

**ROOF EXTERIOR** - *must be accessible by a 3.6M ladder.*

*Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.*

**P6. Determining Extent of Damage**

*This Report is NOT a structural damage report, as such, it does not rely upon expertise in building and any observations or recommendations on timber damage should not be taken as an expert opinion and CANNOT be relied upon. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or grounds of the property, one must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.*

**P7. Mould**

*Mildew and non-wood decay fungi are commonly known as Mould and are not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.*

**P8. Disclaimer of Liability**

*No liability shall be accepted on account of failure of the Report to notify of any Timber Pest activity and/or damage present at or prior to the date of the Report in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied by or to the Inspector (including but not limited to any area(s) or section(s) so specified by the Report).*

**P9. Disclaimer of Liability to Third Parties**

*Compensation will only be payable arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this report, in whole or in part, does so entirely at their own risk. Note: This Report CANNOT be on-sold to any other party by the Client or any other party (other than the Report Author).*



**P10. Transfer:** *The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause. However, We may sell the Report to any other Person although there is no obligation for Us to do so.*

### **P11. Definitions**

*In relying upon this report you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pest attack. This information forms an integral part of the report.*

*For the purpose of this inspection, the definitions below apply.*

**P11.1. Active** - *The presence of live timber pests at the time of inspection.*

**P11.2. Inactive** - *The absence of live timber pests at the time of inspection.*

**Note:** *Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular inspections are essential.*

**P11.3. Minor** - *Damage that is surface damage only and does not appear to require any timber replacement or repairs to be carried out.*

**P11.4. Moderate** - *Damage that is more than surface damage but is unlikely to necessitate any timber replacement or repairs to be carried out.*

**P11.5. Severe** - *Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. A Builders opinion is recommended in the case of severe damage.*

**Note:** *Timber Damage: Where this report includes comments in relation to the severity of timber damage, it must be understood that this is not the opinion of a qualified builder. It is essential that any timber damage be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out.*

### **P12. Contact the Inspector**

*Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require clarification then contact the inspector prior to acting on this report.*

### **P13. Complaints Procedure**

*In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.*

*If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of*





Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

#### **INTERGATED PEST MANAGEMENT (IPM)**

In relying upon this report you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details; important information and maintenance advice regarding Integrated Pest Management (IPM) for Protecting against timber pests. This information forms an integral part of the report.

#### **P14. Timber Pest Attacks**

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of a concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge or breach the management system. However, if the label directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

#### **P15. Concrete Slab Homes (Part or full slab)**

**P15.1. Slab Edge Exposure:** Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining





structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

**Note:** A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.

**Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.**

**P15.2. Weep holes in external walls:** It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

#### **P16. Evidence of Termite Damage**

Where visual evidence of termite workings and/or damage was noted in any structure, part of any structure OR on the grounds of the property, you must understand that termite damage and/or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding, carpets or insulation are removed or if you arrange for an invasive inspection.

As damage or activity may exist in concealed or inaccessible areas, a further **INVASIVE INSPECTION** is available and is **strongly** recommended. Additionally, regular inspections are strongly recommended at intervals not exceeding the interval recommended in the report.

#### **P17. Conductive Conditions**

**P17.1. Water Leaks:** Water leaks (if noted in the report), especially in or onto the subfloor or against external walls eg. leaking taps or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay. The scope of this Timber Pest report does not include building issues and if any leaks were reported then you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

**P17.2. High Moisture:** High moisture readings (if noted in the report) can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture (if reported) should be investigated by way of an invasive inspection. If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

**P17.3. Drainage:** Poor drainage (if reported), especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage.

**P17.4. Hot water services and air conditioning units** which release water alongside or near to building walls need to be connected to a drain (if this is not possible, then their water outlet needs to be piped several meters away from the building) as the resulting wet area is highly conducive to termites.



### **P18. Subterranean Termites**

**No Property is safe from termites!** Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forests shows 1 in every 4 homes are attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take as little as 3 months for a termite colony to severely damage almost all the timber in a home.

**How termites attack your home!** The most destructive species live in large underground nests containing several hundred thousand timber-destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single termite colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home. Concrete slabs do not act as a barrier as termites can penetrate cracks through the slab or over the slab edge. They even build mud tubes to gain access to above ground timbers. In rare cases termites can create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

**Termite Damage!** Once in contact with the timber they can excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and can be costly to treat. Treatment costs vary and can range from two to five thousand dollars (or more) to treat.

**Subterranean Termite Ecology.** These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since fool proof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

### **P19. Borers of Dry Seasoned Timbers**

Borers are the larval stage of various species of beetle. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) that bore through the timber. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle that cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes that their presence can be detected. When floors are covered by carpets, tiling or other floor coverings and where no



access or restricted access underfloor is available, it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a building.

**Anobium punctatum borer (furniture beetle) and Queensland pine borer.** These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area). Pine timbers are favoured by this beetle and while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The frass from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

**Lyctus brunneus borer (powder post beetle).** These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that the structural timbers contain no more than 25% Lyctus susceptible sapwood, these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved or required. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

#### **P20. Timber Decay Fungi**

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

#### **P21. Mould Clause**

Mildew and non-wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems and allergic reactions such as asthma and dermatitis in some people.

**Note:** No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.

If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Health Department or a qualified expert such as an Industry Hygienist.

#### **END OF TIMBER PEST REPORT**

